

**Salt Lake City Planning Division**  
**Record of Decision**  
**Wednesday, August 28, 2013, 6:00 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. [2816 South Highland Commercial Office Building](#) - at approximately 2816 and 2818 South Highland Drive, Highland Partners is requesting approval from Salt Lake City to construct a two story 9,582 square foot office building. The land currently has two single family homes on it and is zoned Residential/Business (RB). Demolishing residential structures for a commercial building in the RB zone requires Conditional Use review. In order to modify the required setbacks and certain design standards, the applicant is also seeking Planned Development approval. The property is within Council District 7 represented by Soren Simonsen (Staff contact: Thomas Irvin at (801) 535-7932 or [Thomas.irvin@slcgov.com](mailto:Thomas.irvin@slcgov.com))
  - a. **PLNPCM2013-00450 Conditional Use** - a request for conditional use approval to demolish two single family dwellings and replace with a retail building in the RB zoning district.
  - b. **PLNSUB2013-00455 Planned Development** - a request for planned development approval for the proposed retail building that seeks modification of building setback requirements and certain design standards of the RB zoning district.

**Decision: Approved**

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2. [Marmalade Lofts at approximately 737 North 300 West RECONSIDERATION for change in design](#) - Nathan Anderson of Marmalade District, LLC requests approval from the City to develop a single family attached residential project located at the above address. Currently the land is vacant. This type of project must be reviewed as a Planned Development and Preliminary Subdivision Plat. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com). Case numbers PLNSUB2012-00562 and -00642).
  - a. **Planned Development (PLNSUB2012-00562)** - a request for modification of building design and public street frontage requirements of the Mixed Use (MU) zoning district.
  - b. **Preliminary Subdivision Plat (PLNSUB2012-00642)** - a request for preliminary approval of the related subdivision plat for the new residential lots.

**Decision: Approved**

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3. [Monument Sign Height in Manufacturing Zones](#) – Yesco, represented by Deanne Leatherman, is requesting the City adopt new zoning regulations in order to change the maximum allowed monument sign height from 10 feet to 20 feet in manufacturing zoning districts. The proposed regulation changes will affect sections 21A.46.100 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. This type of proposal must be reviewed as a Zoning Text Amendment. Staff contact is Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com). Case Number PLNPCM2013-00197.

**Decision: A favorable recommendation was forwarded to the City Council**

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4. [Demolition of Historic Buildings Ordinance Revisions](#) – Salt Lake City Mayor Ralph Becker is requesting that the City adopt new regulations that will clarify how proposed demolitions of landmark sites and contributing buildings in local historic districts will be evaluated and the process for approving or denying a demolition request. This proposal will generally affect section 21A.34.020 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. If adopted, the proposed changes would apply to all City designated Landmark Sites and contributing buildings in local historic districts. (Staff contact: Janice Lew at 801-535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com)). File number: PLNPCM2009-00014

**Decision: A favorable recommendation was forwarded to the City Council**

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Dated at Salt Lake City, Utah this 29th day of August, 2013

Michelle Moeller, Senior Secretary